

Property Details

2 Pen Y Bont, Bodfari, Denbigh,
Denbighshire, LL16 4BY

Offers Over **£280,000**



Property Photos

2 Pen Y Bont, Bodfari, Denbigh, Denbighshire, LL16 4BY



Creation Date
18/02/2025

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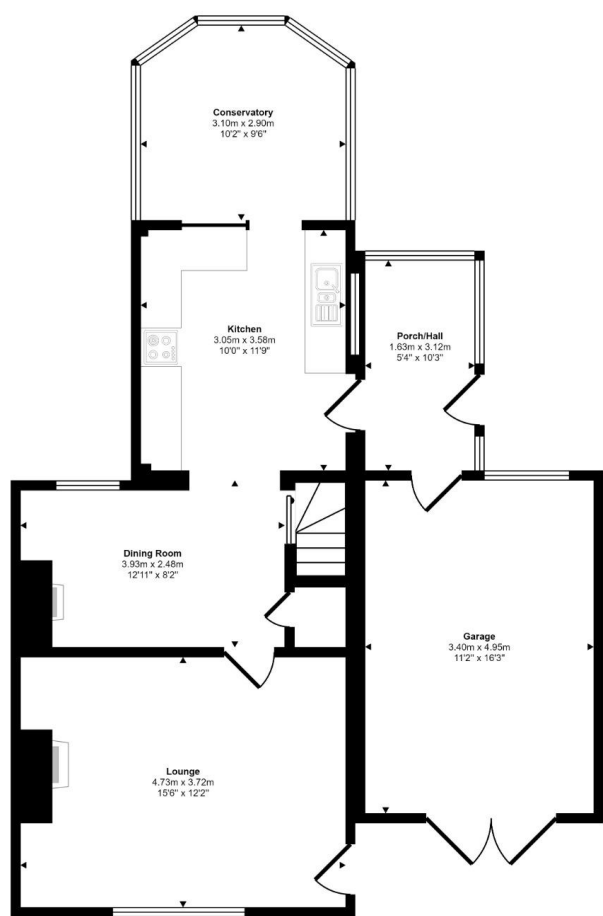
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
Property Floor Plans

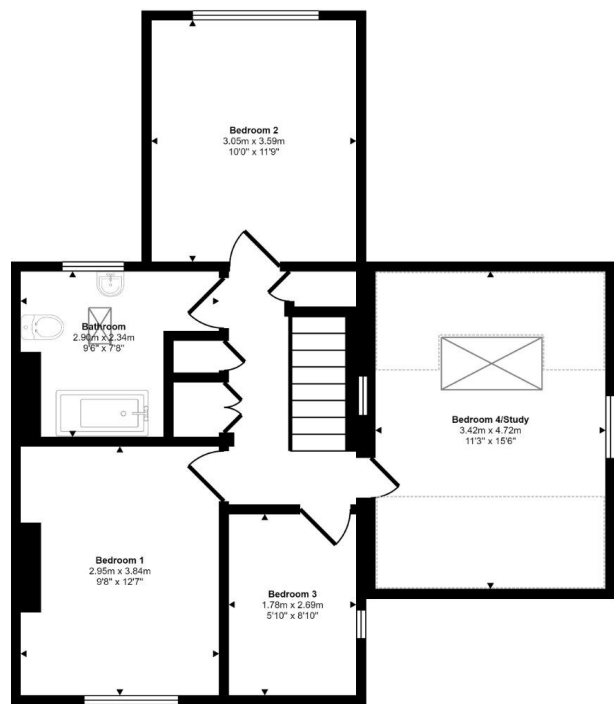
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Approx Gross Internal Area
135 sq m / 1453 sq ft



Ground Floor
Approx 75 sq m / 807 sq ft

 Denotes head height below 1.5m



First Floor
Approx 60 sq m / 646 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Info

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| Property Type |
|----------------|
| House |
| Property Style |
| Cottage |
| Bedrooms |
| 4 |
| Bathroom |
| 1 |
| Receptions |
| 2 |
| Tenure Type |
| Freehold |
| Floor Area |
| - |
| Agency Type |
| Sole |
| Parking |
| Garage |
| Type |
| Sales |
| Electricity |
| Mains Supply |

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| Water Supply |
|----------------------------|
| Mains |
| Sewerage |
| Mains Supply |
| Heating |
| Oil |
| Broadband |
| - |
| Accessibility |
| Lateral Living |
| Restrictions |
| - |
| Condition |
| Good |
| Flooded In Last Five Years |
| No |
| Current Annual Ground Rent |
| - |
| Current Service Charge |
| - |
| Rent Review Period (Year) |
| - |

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| |
|---------------------------------|
| Ground Rent Percentage Increase |
| - |
| Service Review Period (Year) |
| - |
| Lease End Date |
| - |
| Price Qualifier |
| Offers Over |
| Price |
| £280,000 |
| Land Size |
| Less than an acre |
| Age of Property |
| Edwardian |
| Year Built |
| 1910 |
| New Home |
| No |

Property Features

2 Pen Y Bont, Bodfari, Denbigh, Denbighshire, LL16 4BY

Feature 1

Stunning Rural Location Cottage Dating Back To 1910

Feature 2

Semi Detached Cottage With Far Reaching Countryside Views

Feature 3

Conservatory Overlooking The Garden. Garage And Carport

Feature 4

Two Reception Rooms With Original Features

Feature 5

Four Good Sized Bedrooms

Feature 6

Superb Lounge With Exposed Timber Beams And Working Fireplace

Feature 7

Additional Dining Room With Matching Period Fireplace

Feature 8

Large Modern Shaker Kitchen Opening Into A Duo Of First Class Conservatories
Four Exemplary Bedrooms And Excellent Family Bathroom

Feature 9

Easy Access To Local Village Amenities, Central Denbigh And The A55

Feature 10

Idyllic Semi-rural Setting With Walks From The Door

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Semi detached cottage with far reaching countryside views

Setting the Scene

In a riverside setting that looks out across the rolling countryside of the Clwydian Range Area of Outstanding National Beauty, this semi-detached period home pairs the tranquillity of its garden and breathtaking vistas with the rustic charm of exposed beams and focal point fireplaces. Dating back to 1910, its design remains respectful to the original character of the property whilst offering a modern-day family lifestyle. Tucked back from the road behind high hedgerows that lend a notable measure of privacy from passers-by, this outstanding family home sits on the edge of the pretty village of Bodfari, renowned for its ancient hill forts, historic church and the highly regarded Dinorben Arms. The River Wheeler runs through the gardens and countryside walks can be enjoyed from the door, including strolls along the famous Offas Dyke Path.

The Grand Tour

Behind a traditional red brick faade, a superbly flowing layout of interconnecting rooms begins with a wonderful lounge where the warm tones of original ceiling beams stretch out overhead and a solid wood floor runs beneath your feet. Instantly transporting you back in time, this charming space has the homely focal point of a working open fireplace. The exposed timber lintel above the multi-paned window remains respectful to the original bones of the house, whilst a fitted oak bookcase nestles within a chimney breast alcove.

Step through a traditional wooden door into the adjoining dining room which is equally suited for everyday meals or evenings spent entertaining friends. This well-proportioned space has a matching wrought iron period fireplace and flows through a wide arch into a superb modern kitchen.

Fully fitted with a wealth of stylish Shaker cabinets, the wide galley layout of the large kitchen has been designed to accommodate a great range of freestanding appliances. Its design provides an admirable degree of storage and workspace and extends into a duo of fantastic conservatories.

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Whilst the spacious main conservatory is perfectly placed to soak up the views of the landscape and escape from a busy day, the second sits to the side and doubles as a useful hallway, with a fully glazed door that entices you to step out onto the patio for barbeques and al fresco drinks.

Filled with light and far-reaching views, upstairs four delightful bedrooms produce plenty of versatility for a growing family, guests and anyone working from home. Beneath a high vaulted ceiling, an enviable main bedroom with fitted storage has a hugely restful and inviting feel. Its soft neutral colours are continued throughout each of the additional three rooms, and whilst two are well-proportioned double rooms, it is easy to see that the large single room could become a fantastic home-office if needed. Sympathetically styled to the heritage of the house, an excellent family bathroom echoes the original timber detailing with a wood-panelled bath and fitted cabinets. A high skylight allows you to stargaze whilst you soak in the tub and an elegant tile setting adds a final touch of class.

The Great Outdoors

With established lawns leading down to the waters edge of the River Wheeler, the riverside garden of this Bodfari home instantly makes your shoulders relax and lets you escape from the hubbub of a busy day.

Secluded and tranquil, the garden blends harmoniously with the surrounding landscape. A duo of beautiful magnolia trees together with apple and plum trees give a quintessential country garden feel, and when you step out from the side conservatory, you'll find a landscaped patio ideally sized for al fresco meals or lazy summer afternoons. Clipped evergreen shrubs, hedgerows and timber pergolas wrap-around the garden, giving a prized level of privacy. Lie back and enjoy the simple pleasure of an afternoon siesta with the sound of the River Wheeler beside you.

The historic medieval architecture of St Stephens church stands proudly in the background, combining with the surrounding countryside to add a bucolic backdrop to a picturesque setting. Take a stroll from the garden onto the numerous village footpaths

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and in a matter of minutes you'll be on the Offas Dyke Path and enjoying the magnificent hills of the Clywdian Range.

An integral garage and the private hard standing of a covered car-port supply the convenience of off-road parking.

Memories of the Owners

When my parents first saw this property thirty years ago, it was everything they wanted; a character-filled house with a river in the garden, a rural location, a walkable distance to a good pub, countryside walks straight from the door and an easy commute to Liverpool and Chester.

As a family our favourite rooms are the kitchen and conservatory area. They're bright, cosy and flow well – perfect for large family gatherings or evening games of Scrabble; a sociable but intimate space. The views from the conservatory up to the church and down the river to the hills are ever-changing with the seasons.

The best part of the garden is the constant sound of the river, especially on warm nights with the bedroom window open or when having an afternoon nap on the sun lounger. In the Spring the magnolia and fruit trees fill the garden with blossom. It's lovely to sit back with a drink on the patio and watch the wildlife such as herons, dippers and badgers visiting the river and the garden every day.

What will we miss most? Sadly, my parents have now both died, so the time has come to sell a beloved family home. We've made such happy memories here over 30 years; Easter egg hunts in the garden, swimming in the river, large family meals at Christmas, nights out at the Dinorben Arms and long summer walks up in the hills. We will miss everything about 2 Pen y Bont.

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Semi-detached period cottage

Beautiful location on the edge of Bodfari village

Secluded riverside garden with established lawn, patio and pergola

Integral garaging, car-port and off-road parking

Superb lounge with exposed timber beams and working fireplace

Additional dining room with matching period fireplace

Large modern Shaker kitchen opening into a duo of first class conservatories Four exemplary bedrooms and excellent family bathroom

Idyllic semi-rural setting with walks from the door

Easy access to local village amenities, central Denbigh and the A55

Room Measurements

Lounge: 4.73m x 3.72m (15'6" x 12'2")

Dining Room: 3.93m x 2.48m (12'11" x 8'2")

Kitchen: 3.05m x 3.58m (10'0" x 11'9")

Conservatory: 1.63m x 3.12m (5'4" x 10'3")

Conservatory: 3.010m x 2.90m (10'x" x 9'6")

Bedroom One: 3.42m x 4.72m(11'3" x 15'6")

Bedroom Two: 2.95m x 3.84m (9'8" x 12'7")

Bedroom Three: 3.05m x 3.59m (10'0" x 11'9")

Bedroom Four: 1.78m x 2.69m (5'10" x 8'10")

Bathroom: 2.90m x 2.34m (9'6" x 7'8")

Garage: 3.40m x 4.95m (11'2" x 16'3")

Services: Mains water and electric, oil central heating

Council Tax: Band D - Denbighshire County Council

EPC Rating: E

Construction: Standard

Tenure: Freehold

Agents Notes: This sale is subject to a Grant Of Probate.

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